

**7.7.10 Format and Materials**

The record plat shall be prepared and certified by a Land Surveyor and shall be drawn with waterproof ink or photographed on permanent reproducible material at a scale of not more than one hundred feet to the inch or a computer generated plat with lines and symbols equivalent in weight to those required in Section 7.70. If more than one sheet is required, a key plat shall be shown on all sheets. The original and two prints shall be submitted to the Commission. No sheet of the record plat may exceed 24 inches by 36 inches, unless the County Clerk has agreed in writing to record it, and is approved by the Planning Commission. A two-inch by three-inch space shall be reserved in the lower right hand corner for the County Clerk's stamp.

**7.7.15 Timeframe**

The record plat shall be in conformance with the approved preliminary plan. If the record plat is not recorded within one year of the construction plat approval date, the developer may request a one-year extension of expiration date for the construction plan from the Director of Works. The developer shall submit a letter justifying the request for extension to the Director of Works, with a copy provided to the Planning Commission.

**7.7.20 General Information**

- A. All dimensions shall be expressed in U.S. Survey feet and decimals of a foot.
- B. Number of lots, written and graphic scale, a north arrow, designated meridian, and building limit lines shall be shown.
- C. All distances and angles shall be drawn large enough to be legible after photo-reduction of the plat by 50%.

**7.7.30 Easements and Public Areas**

The record plat shall show the names, location and widths of all streets and other areas to be dedicated to the public use and all easements to be dedicated for the installation and maintenance of utilities, all fully dimensioned, showing the angles of intersection of streets and the radii, chords, point of tangency, sub-tangent lengths and central angles for all curvilinear streets, and the radii of all rounded corners, and shall also contain notations concerning the dedication, reservation and use of such public areas and easements and reference to the status of such areas adjacent to the subdivision.

**7.7.35 Names**

All private streets, frontage roads or ingress/egress easements which provide the principal means of access to residential, commercial, industrial, or other properties or buildings and/or do not have public roadway frontage shall be named on the record plat, unless exempted by Section 6.3.5 of the Land Development Code. All public streets shall be named on the record plat. A street which is obviously a continuation of an existing street shall bear its name. No street name shall duplicate or closely approximate the name of an existing street in Jefferson County. Street names shall be assigned in accordance with **Chapter 6 Part 3**.

**7.7.40 Required Information - The record plat shall show:**

- A. The boundaries of the property proposed for subdivision, including all bearings and dimensions as determined by an accurate survey in the field, the name(s) of property owner(s) and the tax block(s) and lot number(s) for all parcels contained within the boundaries of the proposed subdivision as identified from Property Valuation Administrator's current maps and records.
- B. The names and widths of all adjoining streets and easements, a stub property line approximating the location of intersecting boundaries of all adjoining properties and the ownership of all adjoining properties. Ownership shall be identified by an owner's name and a deed book and page number or an owner's name and plat book and page number.
- C. Lot numbers, lot lines, front and street side building limit lines if different than the required yards of the zoning district, all fully dimensioned, bearings and distances of non-parallel lot lines, and square footage or acreage of each lot.
- D. The location, description and coordinate values of all permanent monuments set at all points of change in direction of all exterior boundary lines of each section. All permanent monuments set as a result of a boundary survey must be based on survey monuments established and published by the National Ocean Service/National Geodetic Survey or LOJIC, and must be tied to the Kentucky Coordinate System(North Zone) North American Datum of 1983. All monuments shown shall be interconnected and dimensioned so that any registered land surveyor can lay out the lots or streets in the subdivision correctly by referring to the plat alone without any additional information.
- E. The location of the 100 year flood elevation shown as an easement designated by ... — ... — ... — ... —.
- F. A key map, showing the relative location of the proposed subdivision to the nearest existing arterial street intersection.
- G. Landscape buffer areas and other regulatory buffers as required in **Chapter 5** and **Chapter 10** of the Land Development Code.

- H. All waivers and variances granted by the Planning Commission.
- I. Deed book and page number of the deed of restrictions applicable to the subdivision, if any.
- J. Provisions to comply with Tree Canopy requirements.

**7.7.50 Certificates and Title Block - The record plat shall contain:**

- A. A certificate of ownership and dedication in compliance with Section 9.10 hereof, and an accompanying certificate of acknowledgment in compliance with Section 9.20 hereof.
- B. A land surveyor's certificate in compliance with 9.30 hereof.
- C. Certificates of reservation in compliance with Sections 9.50, 9.60 and 9.70, 9.75, 9.76, and 9.93 hereof, if applicable.
- D. A title block, in the lower right hand corner of the plat, showing the title of the subdivision, the name and address of the owner, the name and address of the subdivider, the name and address of the land surveyor preparing the plat, the date of preparation, and the scale. For an amended or corrective record plat, the title block should show the purpose of the plat and the plat book and page number of the recorded plat that is being amended.
- E. A certificate of approval in compliance with Section 9.80 hereof.

**7.7.60 Notice of Legal Requirements - the record plat shall contain:**

- A. Notice of the obligation set out in Section 2.80 in the following form:

**Property Owner's Obligation**

Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved constructed plan on file in the office of the Director of Works. It is the obligation of every property owner in the subdivision not to damage, alter or destroy those improvements and not to allow any condition or activity on his property that will impair the proper functioning of those improvements. For violation of this provision, the property shall be subject to the imposition of a lien for the amount necessary to remedy the violation which may be enforced in the same manner that mortgages are enforced, and persons responsible shall be subject to fine.

- B. Notice of Bond Requirement set out in Section 2.70 in the following form:

**Notice of Bond Requirement**

After construction approval and release of the undersigned subdivider's bond by the Louisville and Jefferson County Planning Commission, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 2.70 of the Metropolitan Subdivision Regulations.

- C. Notice of the builder's obligation set out in Section 2.65 in the following form:

**Builder's Obligation**

The builder of each lot in this subdivision is required to grade the lot so that cross-lot drainage is in conformance with the approved Composite Drainage Plan for the subdivision and all drainage from the lot is directed to a public drainage facility in the easement or right-of-way. In addition, the builder shall construct sidewalks and plant trees in accordance with the construction plan, the landscape plan, and all applicable regulations.

**7.7.70 Graphics**

The lines and symbols identified in Section 5.60 shall be used when drawing plats.